



BEING 57.416 ACRES OF LAND OUT OF A 233.408 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9334, PAGE 2452 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SITUATED IN THE GEORGE FELLOWS SURVEY NO. 206, ABSTRACT NO. 234, AND THE SARAH TYLER SURVEY NO. 367, ABSTRACT NO. 744, COUNTY BLOCK (C.B.) 4401, BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAWS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: GORDON V. HARTMAN, PRESIDENT 

DULY AUTHORIZED AGENT 


STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

GORDON V. HARTMAN KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 21 DAY OF August A.D., 2003.
Arthur D. Wright
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

 ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2005

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE 9th DAY OF Oct, 2003
 ATTESTED [Signature] COUNTY JUDGE, BEXAR COUNTY, TEXAS
[Signature] COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF W.F. CASTELLA & ASSOCIATES UNDER MY SUPERVISION.

Tommy L. Bates
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF TALLEY GWH SUBDIVISION UNIT 1
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 10 DAY OF September A.D., 2010
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
BY: Deborah Serna CHAIRMAN
BY: Robb Serna

STATE OF TEXAS)
COUNTY OF BEXAR)
Garry Rickhoff _____ COUNTY CLERK OF SAID COUNTY
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
14 DAY OF Oct A.D. 2003 AT 10:05 a M., AND DULY RECORDED TH
14 DAY OF Oct A.D. 2003 AT 2:25 P M. IN THE RECORDS OF
Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9559
ON PAGE 21
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
14 DAY OF Oct A.D. 2003
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Rylin C. Lopez _____ DEPUTY

ZONING: O.C.

NOT TO SCALE

- 1.) BUILDING SETBACK LINE ----- B.S.L.
- 2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.T.E.
- 3.) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.T.E.
- 4.) TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.T.E.
- 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.T.E.
- 6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. [350]
- 7.) PROPOSED FINISHED GRADE
- 8.) THE VALUE OF THE FOUR SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO, R.P. P.I.D.# AY2157
- 9.) DATUM IS NAD83 (ADJUSTMENT 1983) CONVERTED TO FEET.
- 10.) STATE PLANE COORDINATES ARE GRID
- 11.) SCALE FACTOR IS 0.99986
- 12.) ROTATION GRID TO PLAT IS 0°23'31"
- 13.) R.P.# = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
- 14.) DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- 15.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 16.) BEARING REFERENCE SOURCE IS THE PLAT OF JAYBAR SUBDIVISION UNIT 1, RECORDER IN VOLUME 5580, PGS. 214-218, D.P.R.
- 17.) CONTROL MONUMENTS AS SHOWN.
- 18.) IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP. (6) INDICATES A FOUND 1/2" REBAR WITH A "CASTELLA ASSOC." PLASTIC CAP. (4*) INDICATES A SET 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP.
- 19.) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND DRAINAGE EASEMENTS.
- 20.) LOT 100, BLOCK 14 INCLUDES ALL PRIVATE STREETS (7654 AC, THIS UNIT) AND ALSO A WATER, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V., & DRAINAGE EASEMENT.

ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, LANDSCAPE
AND GREENBELT SHOWN HEREON ARE PERMEABLE AREAS UNLESS
NOTED OTHERWISE.

SAWS NOTE:
IMPACT FEE PAYMENT DUE:

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LOT/BLOCK	GROSS AREA	DRAIN AREA
35/23	0.895 AC.	0.071 AC.
36/23	1.482 AC.	0.760 AC.
37/23	1.297 AC.	0.603 AC.
38/23	1.233 AC.	0.533 AC.
39/23	2.027 AC.	0.458 AC.
40/23	1.177 AC.	1.337 AC.

UNPLATTED
REMAINDER OF A 233.408 ACRE
TRACT OF LAND
(VOL. 9334, PG. 2452, R.P.R.)
OWNER: GORDON V. HARTMAN
ENTERPRISES, INC.

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA HEREIN DESIGNATED ON THE ATTACHED MAP, TO THE FOLLOWING: "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSMISSION LINES, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH ANY RIGHT OF ACCESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID ADJACENT AND RIGHT OF ACCESS AREAS, AND TO REMOVE OR CUT DOWN SAID TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, AND TO INSTALL AND MAINTAIN AND TO REPAIR AND REPLACE ANY CHAINS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN THE EASEMENT AREAS TO ACCOMMODATE GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3) THE CITY OF SAN ANTONIO HEREBY GRANTS TO THE UTILITY PROVIDER EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE AS FOLLOWS:
CONCRETE DRAINWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND GAS, TELEPHONE OR CABLE.
- 4) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE SERVED OR WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS.

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

GORDON V. HARTMAN KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 21 DAY OF August A.D., 2003.
Arthur J. Wright
 NOTARY PUBLIC BEYAR COUNTY, TEXAS

NOTARY PUBLIC, BEAR, COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2005

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE 9th DAY OF Oct, 2003
 ATTESTED: [Signature] Nathan Whaley
 COUNTY JUDGE, BEXAR COUNTY, TEXAS
[Signature]
 COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

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COUNTY OF BEXAR)

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Tommy L. Batist

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF _____ TALLEY CVM SUBDIVISION UNIT 1
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. ✓
DATED THIS 10 DAY OF September, _____ A.D., 2003
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
BY: Debra Steen
CHAIRMAN
BY: Robt. A. Carr

STATE OF TEXAS)
COUNTY OF BEKAR)
Garry Rickhoff _____ COUNTY CLERK OF SAID COUNTY D
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14 DAY OF Oct _____ A.D. 2003 AT 10:05 A.M. AND DULY RECORDED
14 DAY OF Oct _____ A.D. 2003 AT 2:25 P.M. IN THE RECORDS OF
Deeds & Plats _____ OF SAID COUNTY, IN BOOK VOLUME 9559
ON PAGE 21 _____
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
14 DAY OF Oct _____ A.D. 2003 _____
COUNTY CLERK, BEKAR COUNTY, TEXAS
BY: Rylin C. Long _____ DEPUTY

CLERK'S SEAL: A circular seal with "COUNTY CLERK" at the top, "BEKAR COUNTY TEXAS" at the bottom, and a five-pointed star in the center.

ZONING: O.C.

USBR/IAN and Development/Civil/Telad/Telad/Civil/Unit 1.dwg 08/20/2002 04:27:54 PM Russell.R 1:100

W.F.CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
5800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

DRAWN BY: M.G. JOB ORDER NO. 247169.0001 DATE: 6/11/03

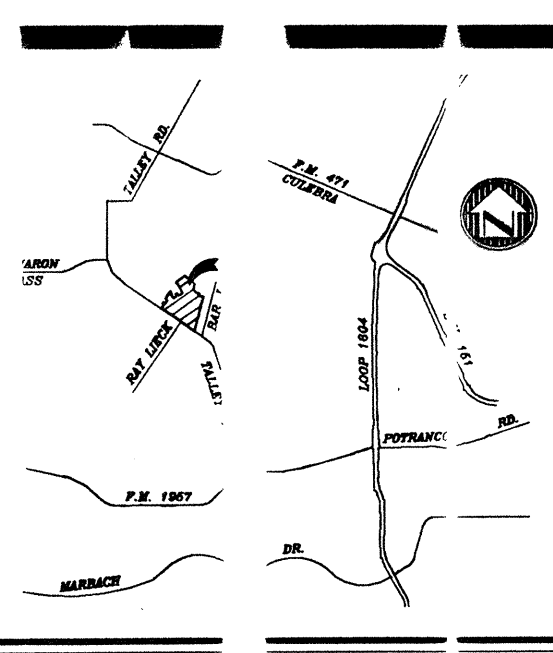
OWNER/DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798

INDEX MAP

SCALE: 1" = 600'

The seal of the City of San Antonio is a circular emblem. It features a five-pointed star in the center. Inside the star, there is a smaller five-pointed star. The points of the inner star are labeled with letters: 'S' at the bottom, 'A' at the bottom-right, 'N' at the top-right, 'T' at the top-left, and 'I' at the bottom-left. The outer star is surrounded by a wreath. The words 'CITY OF SAN ANTONIO' are inscribed around the perimeter of the seal.

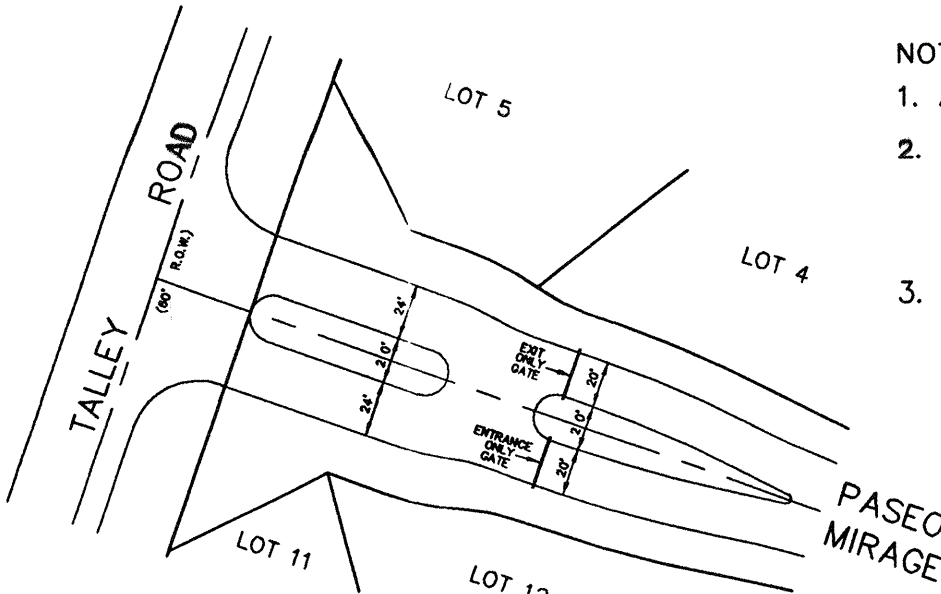
VRP#04-02-061



APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS
1	57.8	53
2	45.1	48
3	70.8	30
4	59.7	59
TOTAL	233.4	190

LINE	BEARING	LENGTH
L1	S53°59'06"E	78.89'



GATE DETAIL "1"
NOT TO SCALE

NOTES:

1. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN AND/OR TxDOT REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.

OWNER/DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216
(210) 490-1798

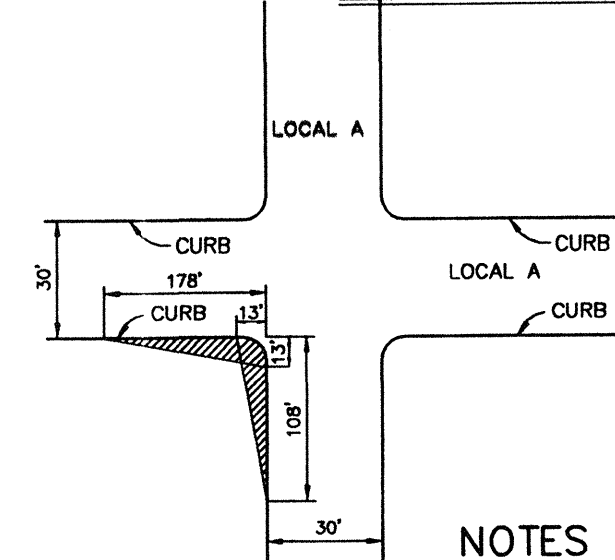
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D
 $L = 13 (ISD) / (13 + [W/2 + K_A]) - 4 = 108 \text{ FT.}$
 $R = 0.65 (ISD) - (W/2 + K_D) = 178 \text{ FT.}$
 $ISD = 300 \text{ FT. } W = 30 \text{ FT. } K_A = 7 \text{ } K_D = 2$

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE, OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.

CLEAR VISION AREA

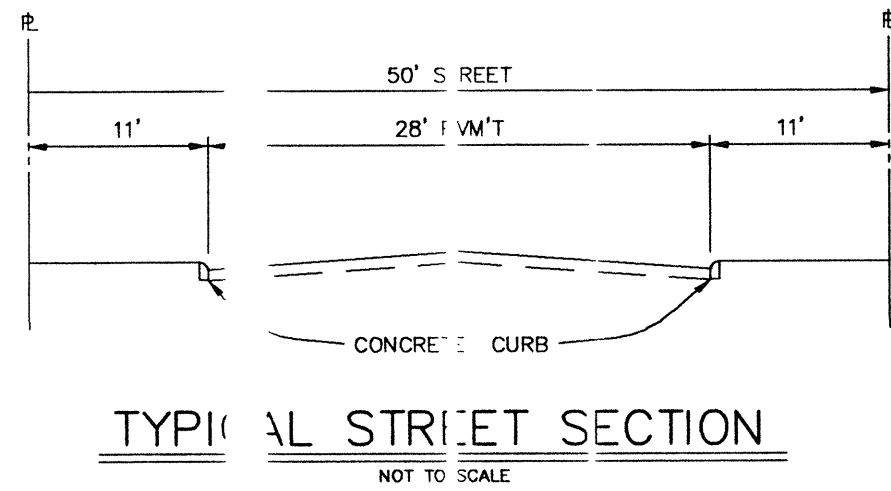


ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D
 $L = 13 (ISD) / (13 + [W/2 + K_A]) - 4 = 108 \text{ FT.}$
 $R = 0.65 (ISD) - (W/2 + K_D) = 390 \text{ FT.}$
 $ISD(1) = 300 \text{ FT. } W = 30 \text{ FT. } K_A = 7 \text{ } K_D = 2$
 $ISD(2) = 625 \text{ FT.}$

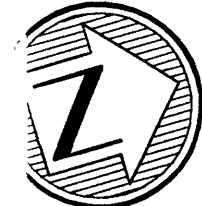
NOTES:

1. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
2. ALL STREETS ARE PRIVATE WITH NO CONCRETE SIDEWALKS SINCE THE DENSITY IS LESS THAN 2.5 RESIDENTIAL UNITS PER ACRE AS INDICATED IN THE UNIFIED DEVELOPMENT CODE.

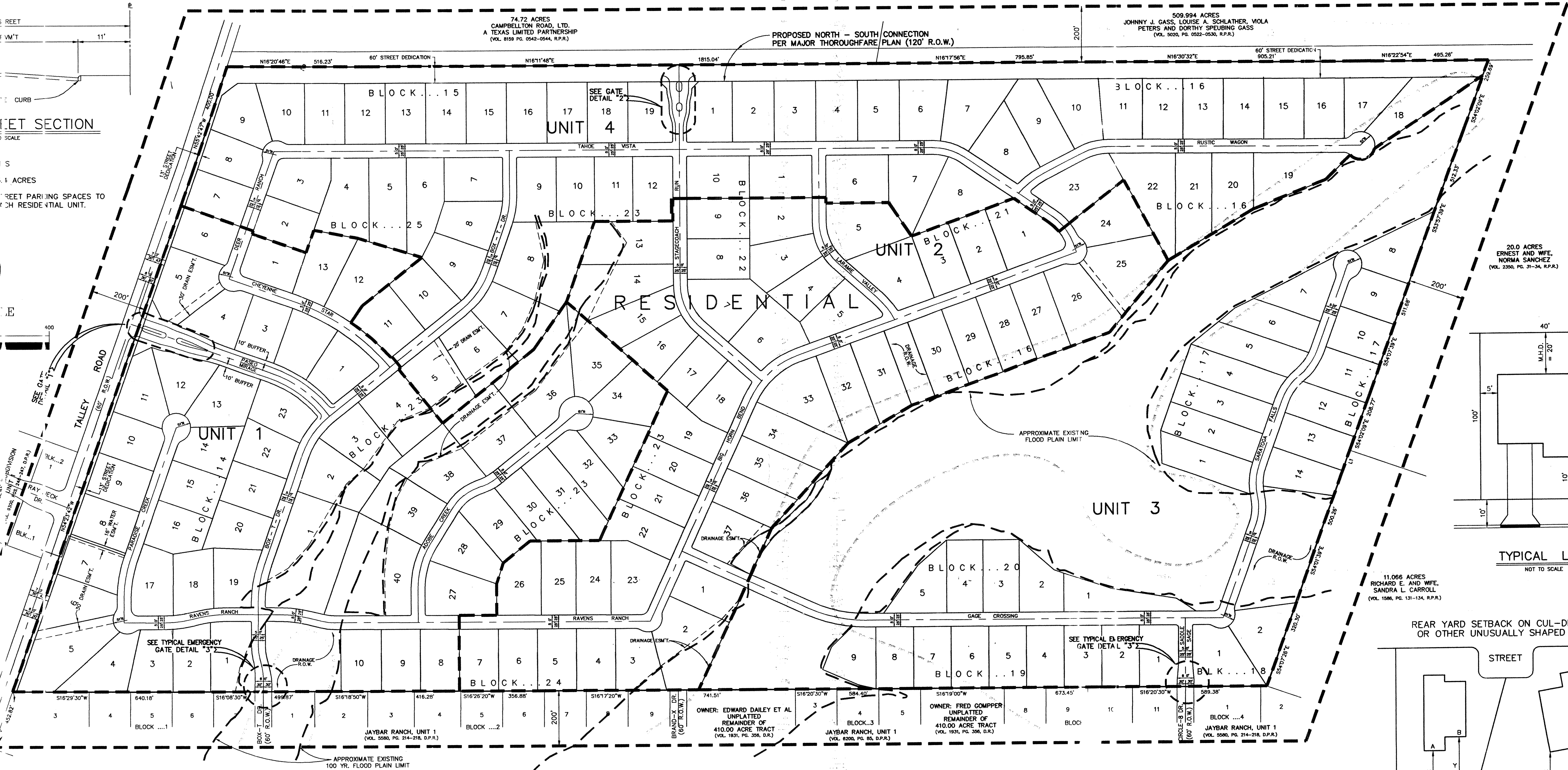


TYPICAL STREET SECTION
NOT TO SCALE

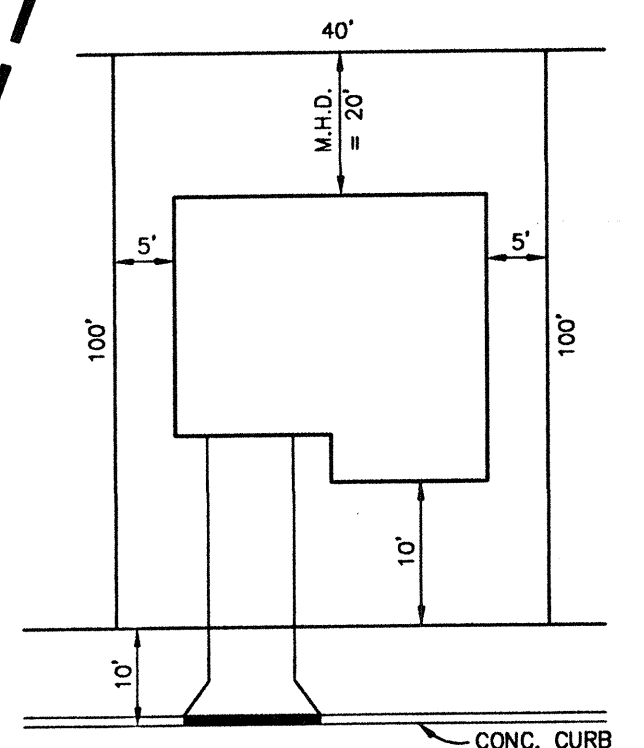
- 190 RESIDENTIAL UNITS
- TOTAL ACREAGE 233.4 ACRES
- MIN. 10 (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.



GRAPHIC SCALE
1" = 200 FT.

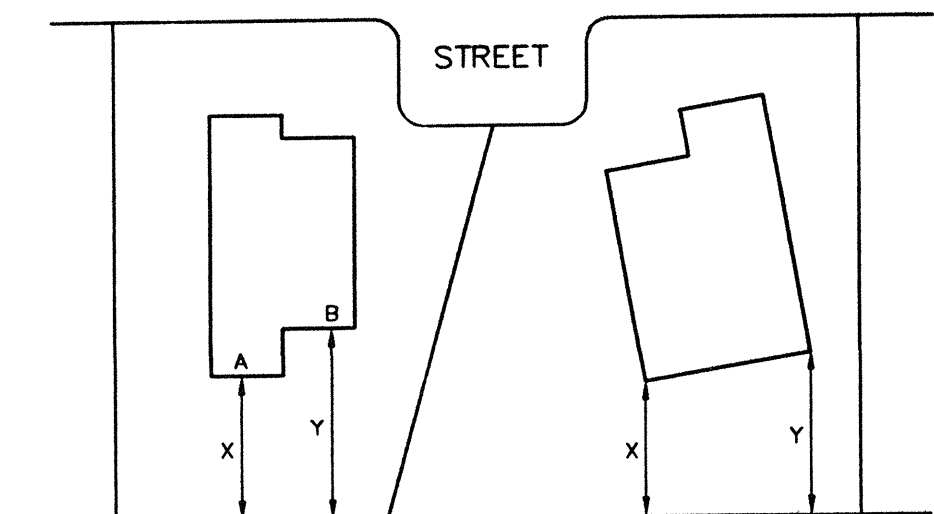


20.0 ACRES
ERNEST AND WIFE,
NORMA SANCHEZ
(VOL. 2350, PG. 31-34, R.P.R.)



TYPICAL LOT
NOT TO SCALE

REAR YARD SETBACK ON CUL-DE-SAC
OR OTHER UNUSUALLY SHAPED LOTS



MEAN HORIZONTAL DISTANCE
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= N/A: IN COUNTY, EQUIVALENT (P1) R6
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 0.80 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 89%
TOTAL SPACE OCCUPIED SPACE	= 233.4 ACRES
13.655 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
2.224 ACRES	DRIVEWAYS (17' x 30')
8.723 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
24.602 ACRES	TOTAL
NET OPEN SPACE	= 208.798 ACRES
OPEN SPACE RATIO	= 89%

UTILITIES

AT/R: S.A.W.S.
E.W.R: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

APPROXIMATE AREA SUMMARY

FLOOD PLAIN	36.4 AC.
DRAIN R.O.W.	4.2 AC.
EXTERIOR STREET DEDICATION	6.4 AC.
SINGLE FAMILY	162.8 AC.
INTERIOR STREET DEDICATION	23.6 AC.
TOTAL	233.4 ACRES

THIS MASTER DEVELOPMENT PLAN OF TALLEY ROAD 233 HAS BEEN SUBMITTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

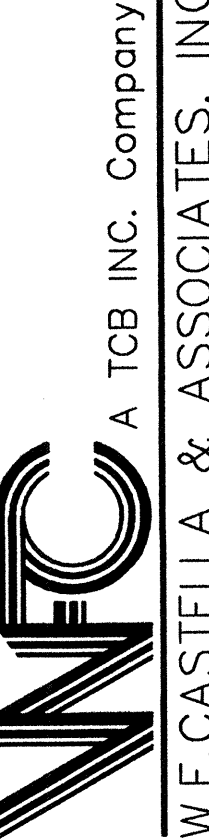
DATED THIS _____ DAY OF _____ A.D., 2002.

BY: _____
CHAIRMAN
BY: _____
SECRETARY

REVISIONS:
10/01/02 - REMOVED ISLAND ON RAVEN SUMMIT

1/23/03 - GATE DETAILS

JOB NO. 035247006
FILE: ~
DATE: 07/02/02
DESIGN: ~
DR./WN: O.T.
CHECKED: ~
SHEET 1 OF 1



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

A TCB INC. Company

FOR P.U.D./MASTER DEVELOPMENT PLAN
for TALLEY ROAD 233

CITY OF SAN ANTONIO, TEXAS
PLANNING
03 JAN 28 AM 9:21

VRP# 04-02-061

H:\DRAWING\Land Development\GV4-Talley\dwg\Talley MDP.dwg, 01/23/2003 01:26:20 PM, 1:200, MARCO A. GARZA



City of San Antonio
New
Vested Rights Permit
APPLICATION

RECEIVED
04 FEB -5 PM 2:48

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # 04-02-061
Assigned by city staff

Date: 2/4/04

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: GORDON V. HARTMAN Phone: 490-1798 Fax: 4994635

Address: 1175 W. BUTTERS RD. STE 200 Zip code: 78216

Engineer/Surveyor: W.F. CASTELLA & ASS Phone: 296 2139 Fax: 734 5363

Address: 6800 PARK TEN BLVD. STE 1809 Zip code: 78213

1. Name of Project: TALLEY ROAD 233

2. Site location or address of Project: TALLEY ROAD

3. Council District NA ETJ V Over Edward's Aquifer Recharge? () yes () no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

RESIDENTIAL DEVELOPMENT

AM 7:25

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

5. What is the date the applicant claims rights vested for this Project? 1/31/03

6. What, if any, construction or related actions have taken place on the property since that date?
WATER, STREET & DRAIN CONSTRUCTION

Permit File # 04-02-061

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: TALLEY ROAD 233 # 743

Date accepted: 1/31/03 Expiration Date: 8/1/04 MDP Size: 233 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: TALLEY GVH UNIT Plat # 020441 Acreage: 57.416 Approval

Date: 9/10/03 Plat recording Date: 10/14/03 Expiration Date: NA Vol./Pg. 9559/19, 20,
21

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

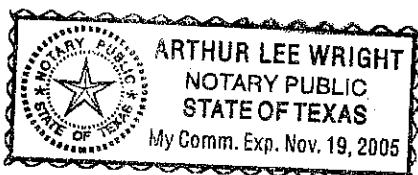
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: GEORGE W. PECK Signature: [Signature] Date: 2/4/04

Sworn to and subscribed before me by GEORGE W. PECK on this 4th day of FEBRUARY in the year 2004, to certify which witness my hand and seal of office.



1/29/04

Permit File # 04-02-061
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: [Signature]

Date: 2-12-04

Comments: As of January 31, 2003
for project shown on ADP # 743

04 FEB 11 AM 7:25
OFFICE OF PLANNING
OFFICE OF DIRECTOR



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: # 04-02-061

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Planning Department decide this application in the following manner:



Approval



Disapproval

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Planning Department.

Reviewed By: 

Assistant City Attorney

Date: 02-12-04

Comments:

As of 1-31-03 for project shown on MDP 743



TRANSMITTAL
LETTER

A T.C.B. INC., CO.

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS
6800 Park Ten Blvd., Suite 180 S, San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

RECEIVED
04 FEB -5 PM 2:47

LAND DEVELOPMENT
SERVICES DIVISION

Date: February 4, 2004

To: Planning Department
Attn: Mike Herrera

Project No.: 052247169.0002. 30

T/LC: 2808 90916

Re: Talley Road 233
Vested Rights Permit Application

WE ARE SENDING YOU ATTACHED UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

Prints Sepias Films Specifications
Copy of letter Change Order Invoices

Sets	Copies Per Set	Description
1	1	Check \$160
2	3 8.5x11	Vested Rights Permit Application
2	1 24x36	MDP Copy
2	3 18x24	Plat Copy

#04-02-061

04 FEB 11 AM 7:25
OFFICE OF PLANNING
DIRECTOR
SAN ANTONIO

THESE ARE TRANSMITTED as checked below:

✓ For your approval Approved as submitted
For your use Approved as noted
As requested Returned for corrections
For review and comment For Payment
FOR BID DUE _____ 20 _____

Resubmit ___ copies for approval
Submit ___ copies for distribution
Return ___ corrected prints

PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: _____
REC. BY: _____
DATE: _____

SIGNED:

Thank you,

Lee Wright

FOR YOUR SECURITY THIS CHECK CONTAINS A TRUE WATERMARK-HOLD UP TO LIGHT OR TURN OVER AND HOLD AT ANGLE

GORDON V. HARTMAN ENTERPRISES, INC.

HARTMAN CENTRE
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TX 78216

BROADWAY NATIONAL BANK
SAN ANTONIO, TEXAS 78217-7001

88-2193
1140

No.

15913

Date

02/02/2004

CHECK AMOUNT

\$ *****160.00

PAY

ONE HUNDRED SIXTY DOLLARS AND ZERO CENTS*****

City of San Antonio
San Antonio, Tx

To The
Order
Of

GORDON V. HARTMAN ENTERPRISES, INC.

Edward Belong

⑈015913⑈ ⑆114021933⑆ ⑈001⑈0252201⑈

TALLEY ROAD 233 VESTED RIGHTS PERMIT APP.